

DESIGN & ACCESS STATEMENT

FIRST FLOOR FLAT
101A HORNSEY LANE
N6 5LW LONDON
REVISION A (06.02.2023)



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INTRODUCTION

1. Full planning permission is sought for improvement for first floor flat residential property by introducing roof terrace on top of the new dormers both sides and minor external and internal alterations.
2. The application property is a single-family first floor flat and has no private amenity space.
3. The application seeks to address this by providing a small private external amenity space with suitable screening that preserves the amenity of adjoining residents.
4. Planning History 101A Hornsey Lane N6 5LW as follows:
 - * HGY/2019/2793 - CERTIFICATE OF LAWFULNESS (EXISTING) dated 16/12/2019 - GRANTED, Certificate of lawfulness for existing subdivision of the property into 2 x self-contained flats
 - * HGY/1993/1083 - FULL PLANNING PERMISSION dated 07/12/1993 - GRANTED, Amendment to approved planning permission HGY/42209 involving front extension and additional floor
 - * HGY/1990/0675 - FULL PLANNING PERMISSION dated 10/10/1990 - GRANTED, Renewal of planning permission for the erection of a second floor extension and alterations to the facade
 - * Householder/ minor express PRE-APPLICATION ADVICE NOTE - ref. PRE/2022/023 dated 11/11/2022

APPLICATION DOCUMENTS

5. The following drawings should be read in conjunction with the statement:
 - Dwg S160126-001 Existing Site Plan (top roof view) and Ground Floor Level
 - Dwg S160126-002 Existing First, Second, Mezzanine and Roof Levels
 - Dwg S160126-003 Existing and Proposed Site Plan (top roof view) - **Revision A**
 - Dwg S160126-004 Proposed First, Second, Third and Roof Levels - **Revision A**
 - Dwg S160126-005 Existing and Proposed Front Elevation - **Revision A**
 - Dwg S160126-006 Existing and Proposed Side Elevation North-East - **Revision A**
 - Dwg S160126-007 Existing and Proposed Side Elevation South-West - **Revision A**
 - Dwg S160126-008 Existing and Proposed Rear Elevation - **Revision A**
 - Dwg S160126-009 Existing and Proposed Section X:X - **Revision A**

CONTEXT

6. The application site is located approximately 50m to the T-junction of Hornsey Lane, Stanhope Lane and Ashmount Road. The building is located opposite of Whitehall Park School Hornsey Lane (1) and about 100m to Hornsey Lane Estate Community Centre (2) - Refer to Diagram 1.



Diagram 1

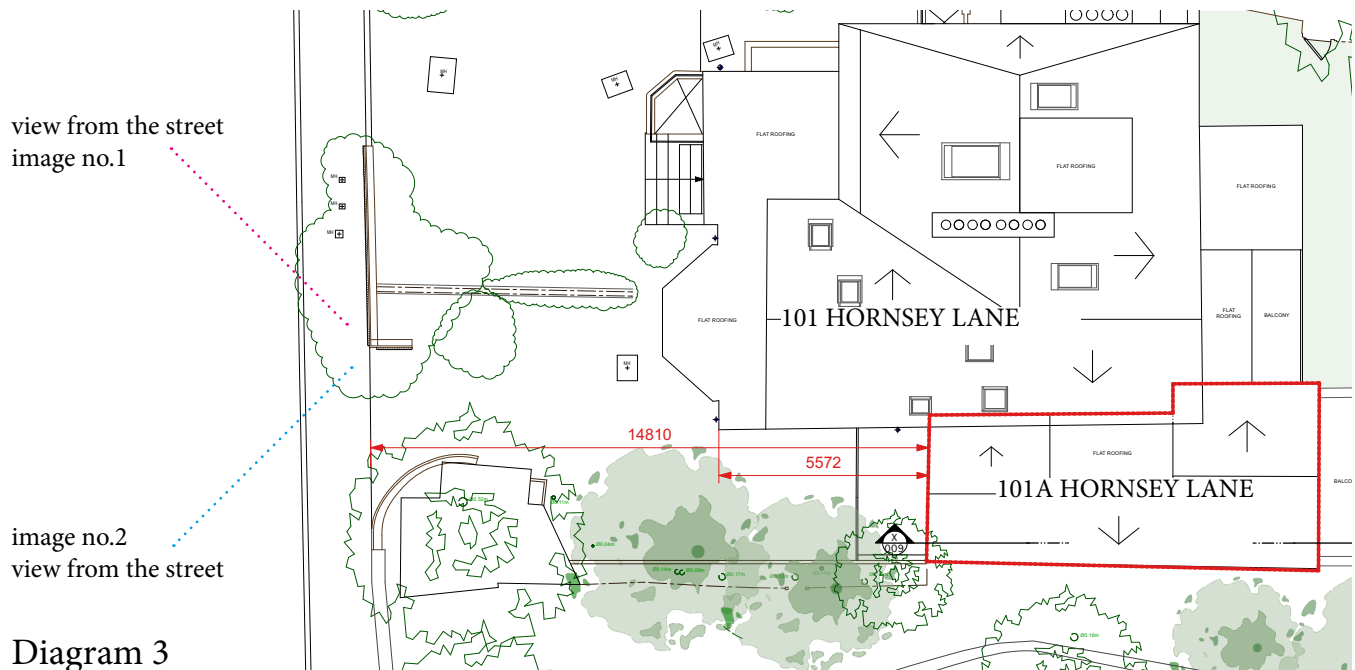
APPLICATION SITE

7. The property is the end-of-terrace, at the corner of Hornsey lane and Stanhope Road.
8. It is not Listed or locally listed, but it is in a Conservation Area.
9. The property, originally a large Victoria Villas (101 Hornsey Lane) of which have been converted to many flats. 101A was built about 70 years ago and converted into two flats for more than 20 years, determined to be lawful development (HGY/2019/2793). The application site is the First Floor Flat (1st, 2nd, mezzanine and roof levels) - Refer to Diagram 2.



Diagram 2

10. It has no private external amenity space and has no share of the south-west facing rear garden, which is for the sole use of the ground floor flat. The front shared area is given over to bin storage, bike storage and two parking places, faces south-east, abuts the ground floor flat bedrooms, faces the road, and is altogether of low amenity value.



11. The applicants' property no. 101A (highlighted in red, diagram 3) is around 14.8 M step back from the main Hornsey Lane and it around 5.6 M step back from the property no. 101 of the side wall. The applicants' property is rather isolated from the street views, surrounded by large trees and green foliage. (images no. 1 & no.2)



Image no.1:
45 degree street view to proposed building



Image no.2:
45 degree street view to proposed building

12. The applicants flat comprehensively overlooks the rear gardens and properties to the rear of Hornsey Lane via second and mezzanine massive window.

13. The largest window on second and mezzanine levels gives onto the open living, dining and 3rd bedroom on the mezzanine, with a complete view adjacent rear garden as can be seen from the photo - images no. 3, no.4 and no.5



Image no.3:
view from mezzanine overlooks rear gardens



Image no.4:
view overlooks rear sheds



Image no.5:
view overlooks rear gardens

14. Looking north-east, the applicants' property also faces and overlooks the Elmcourt Residence courtyard, garages and resident block windows (which about 20-30m distance) - image no.6 and image no.7



Image no.6:
view overlooks Elmcourt garages



Image no.7:
view overlooks Elmcourt blocks

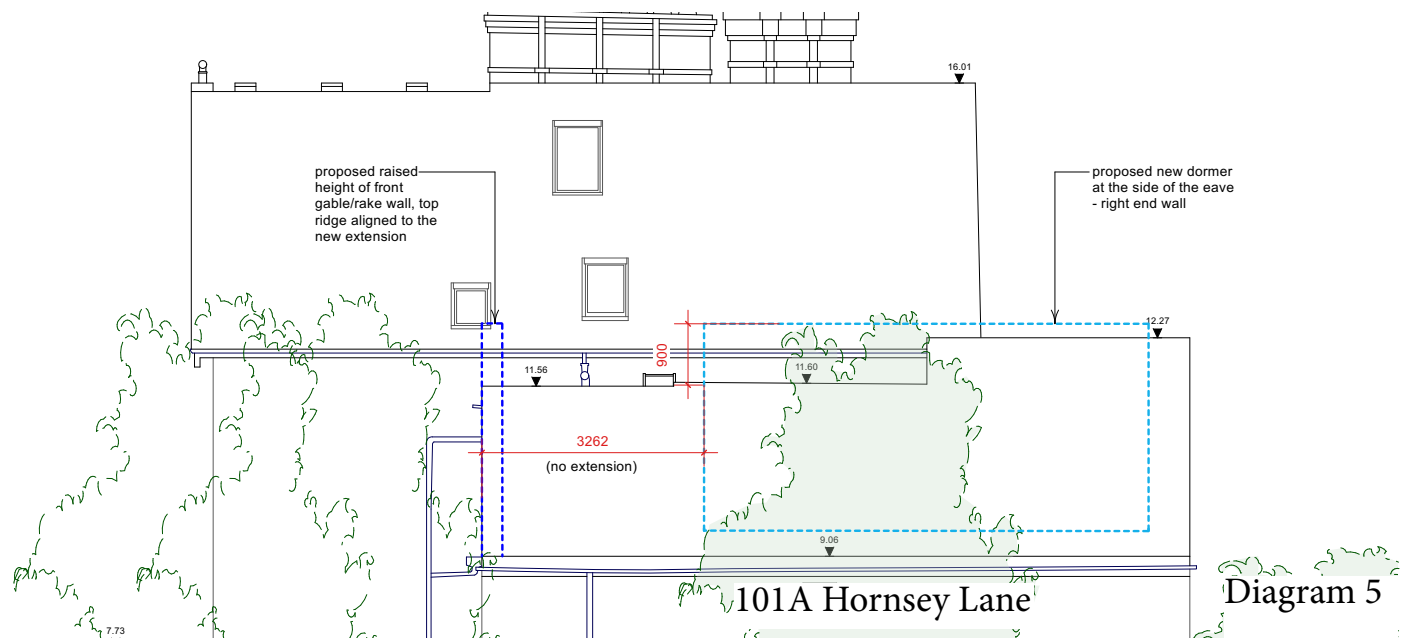
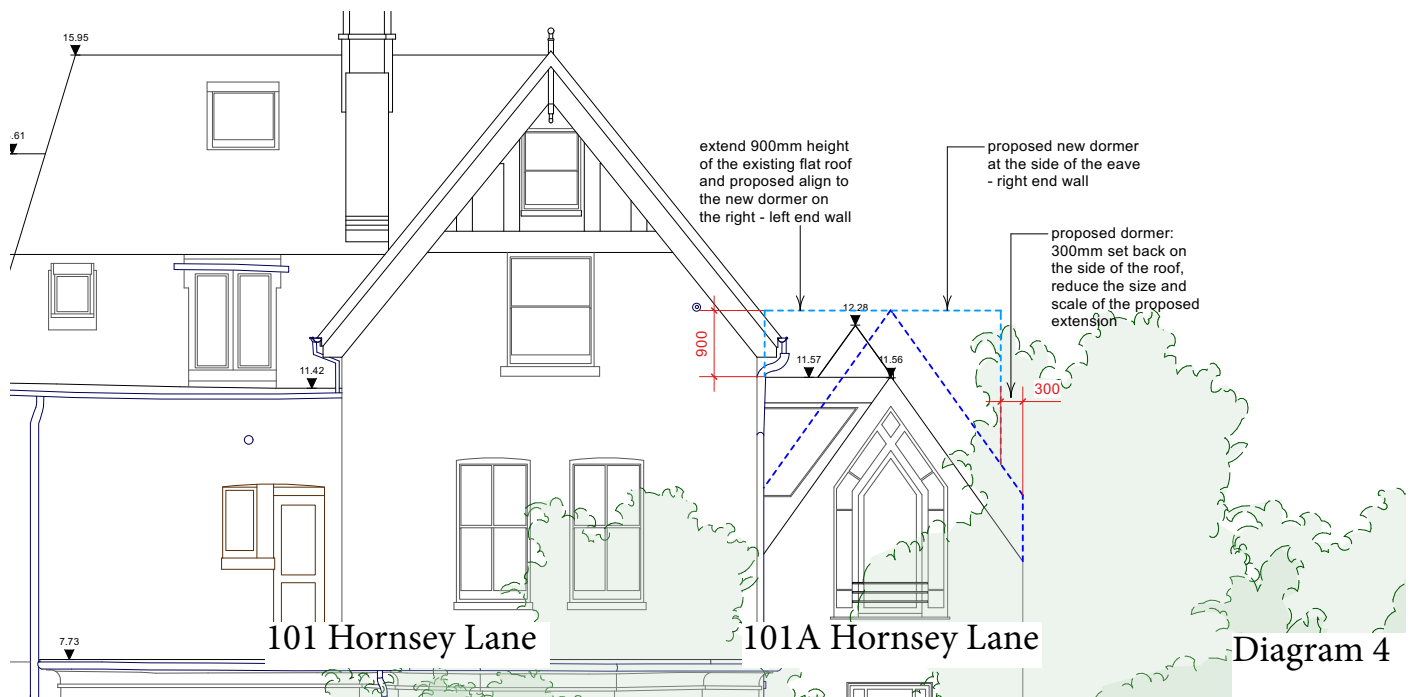
DESIGN, LAYOUT & HERITAGE

15. The applicants are a family of three, and wish to provide a limited amount of extend amenity space to add to their young children's quality of life. The recent covid lock-down, requirement to isolate and work from home, and social distancing, restrictions, have all brought the applicants's lack of private amenity space onto sharp focus, however the lack of private amenity space in any circumstance is undesirable and would not normally be permitted by current planning policy.

16. The proposal will remove a section of high pitched roof over the rear projection, an extend a dormer at the end of the eave, an extend further to the existing dormer (flat roof) adjacent to property no.101 second level (diagram 4) and an area of roof garden on the new flat roof, enclosed on the three outward sides by a 1.5m high frosted glass privacy screen, setting back with fixed planters 500mm width will be mounted around the perimeter, along the inner face of the screen and rear building line. (refer to the the drawing no: S160126-005 A)

17. The existing pitched roof of front facade where the gable/rake wall and top ridge to be raised, aligned to the rear extension (diagram 4 and diagram 5), this will reduce the impact of bulkiness and maintain the existing appearance. For the rear and gable wall are retained.

18. The existing use - a single dwelling, three bedroom flat, is unchanged. The existing 3rd bedroom mezzanine move to the proposed second level, existing mezzanine level with full open void converted to a new bedroom with a proper fire protected stair from ground floor to the top roof garden.



19. Access to roof is via an opening glazed rooflight (refer to the drawing no: S160126-009 A, with associate image) following the flat of the main roof.
20. The existing windows will be replaced with double glazed timber frames matched to the existing, provided opening for bedroom and living area.
21. The Bedroom 3 ensuite will have side double glazed (existing window to be replaced) on the front elevation and a rooflight.
22. The use of the roof garden will be incidental to the enjoyment of the flat. It also set back, away from the existing rooflights of property no. 101 flats.
23. The proposal does not set a precedent. The authority permitted a similar and its nearby the applicants' property, end-of-terrace roof terrace at 95 Hornsey Lane and 28 Ashmount Road (image no.8 and image no.9)

95 Hornsey Lane



Image no.8:
view end-of-terrace roof terrace

28 Ashmount Road



Image no.9:
view end-of-terrace roof terrace

24. Moreover the authority clearly do not object to the principle of the roof terraces, further permitted terraces or roof gardens at:

3 Hornsey Lane Gardens N6 5NX

26 Milton Avenue N6 5QE

22c Langdon Park Road N6 5QG

9 Hornsey Lane Gardens N6 5NX

32 Milton Avenue N6 5QE

46 Langdon Park Road N6 5QG

25. The permitted terraces vary in size, some occupying the entire roof projection. The proposal thus sits in the middle of the range of terraces sizes previously approved by the authority.

26. Roof terraces are an established part of the character of the immediate area and it won't be out of character and context. Numerous examples in evidence along the Whitehall Park and Gladmuir Road including examples Hornsey Lane.

27. It should be recognised that neither Hornsey Lane, nor the wider Haringay are within a conservation area and there is no proscription against altering the rear roof forms, within the limits set by the General Permitted Development Order (GPDO). Any additional control on an individual property would serve no purpose.

SCALE

28. The new proposed dormer on the eave is 21.3 cubic meters (m³) and the extension on the existing dormer (flat roof adjacent to property 101) is 5.5 cubic meters (m³).

* Total proposed extension is 26.8 cubic meters (m³)

* Total proposed roof garden is 13 square meters (m²) This gives a small roof garden than permitted terraces around the area.

OVERLOOKING

29. The proposal includes 1.5m high privacy screens around the proposed roof garden, with fixed planters around, stepping back, thus there can be no overlooking generated by the proposal.

NOISE

30. There is no change to the use of the flat, which remains a single family apartment. There can therefore be no increase to the occupancy and level of noise generated by the property.

31. The proposal provided enclosed space with proper head heights of the rooms.

32. The application site is surrounded by residential properties with private gardens and courtyard. The proposal to add a small amount of external amenity space within an area already typified by private garden is consistent and in keeping with surrounding uses.

33. It is noted that the application site is in any case subject to relatively high levels of background noise from the sources - context ie. the Stanhope Road, Hornsey Lane B540, Ashmount Road, White Hall Park School, and community gatherings and celebrations held at Hornsey Lane Estate Community Centre.

PLANNING POLICY

34. It is also argued that this is acceptable development as it complies with relevant policies.

35. The proposal dormer (revision A) have been reduced the size and scale of the proposal extensions; on the side of the roof and the set up from the eave overhang.

36. The proposals would bring the existing sub-standard provision in line with current planning policy and as such is supported by emerging policy DM12 Housing Design + Quality and preservation and protection of heritage assets.

"3.12 Improving the quality of housing in Haringey is a key priority for the Council. The above policies aim to ensure delivery of high quality housing which provides a good quality of life for occupants, and is compatible with and contributes to the distinctive character and amenity of an area, whilst also delivering upon the Council's aim to optimise housing delivery on individual sites."

"B family housing on upper floors should have access to a balcony and/or terrace, subject to acceptable amenity, privacy and design considerations, or to shared amenity space and children's play space."

"C In areas of especially poor residential environmental quality, development proposals should seek to includewhere the site allows, the provision of additional open space."

37. The proposals will not result in the loss of existing amenity of neighbouring properties (DM12 Paragraph 3.15) due to any overlooking, noise or overshadowing.

38. The proposals are entirely sub-ordinate to the existing roofline (DM12 Paragraph 3.16), with the existing rear pitched roof and gable walls being retained.

39. The proposals are consistent with the existing building and terrace (DM12 Paragraph 3.14) being both subordinate in scale to the existing building and restricted to the irregular and variegated rear elevation of the terrace, which comprises of a variety of pitched and flat roof single and two storey extensions, plus dormer windows of various sizes, and a variety of material treatments including slate, tile and felt roofs; brick and render external walls; UPVC, timber and metal windows.

40. The proposals would bring the existing sub-standard provision in line with current planning policy and as such is supported by emerging Local Plan policy 7.4 Local Character and Policy 7.6 Architecture.

41. The proposed of front elevation (refer Dwg S160126-005 A) would bring the existing substandard provision in line with Haringey's Sustainable Community Strategy "SCS Priorities: Reduce the incidence and fear of crime; and provide a better, cleaner public realm and built environment"

CONCLUSION

42. It has been shown that the proposal does not generate overlooking and over development.

43. The use and appearance is consistent with neighbouring properties, and there is no intensification of use or occupancy.

44. It has been shown that the rearward projections and rear terrace elevations generally vary in form and are not consistently pitched roof.

45. The proposal is supported by planning policy.

46. The authority is respectfully asked to allow the application.